

COUNTY OF YORK

MEMORANDUM

DATE: September 2, 2003 (PC Mtg. 9/10/03)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-621-03, Faith for Living Deloris Borum Ministries, Inc. (Natasha House)

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 8) of the York County Zoning Ordinance to authorize the establishment of a transitional home providing temporary residential facilities with associated counseling and training services for homeless women and their children. The subject parcel is located at 124 Goodwin Neck Road (Route 173) and is further identified as Assessor's Parcel No. 24-171.

DESCRIPTION

- Property Owner: Faith for Living Outreach Center
- Location: 124 Goodwin Neck Road (Route 173)
- Area: 3.35 acres
- Frontage: Approximately 105 feet on Goodwin Neck Road
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: Medium-Density Residential
- Zoning Classification: R20 – Medium Density Single-Family Residential
WMP – Watershed Management and Protection Area Overlay
- Existing Development: Single-family dwelling
- Surrounding Development:
 - East: Vacant parcel; Faith for Living Outreach Center Church beyond
 - South: Single-family residential (Acree Acres)
 - West: Shoppes at Yorktown shopping center
 - North: Single-family residential development across Goodwin Neck Road (Carver Place)

- Proposed Development: Six-bedroom transitional home for women and their children.

CONSIDERATIONS/CONCLUSIONS

1. The proposed two-story 5,300 square foot facility would provide temporary housing for up to five residents with their children and one resident assistant (six bedrooms total). The facility would also contain two small offices, a meeting room and common kitchen, dining and laundry facilities.

Only a small portion (approximately one-half acre fronting on Goodwin Neck Road) of the 3.35-acre parcel would be utilized for the proposed facility. The northern end of the parcel in the vicinity of the proposed facility is clear of vegetation, with the exception of several large trees near the front of the parcel and a narrow wooded area parallel to the eastern property border. The rear third of the parcel is heavily wooded with a mix of evergreen and hardwood trees. There currently exists a small, single-family dwelling on the property that would be removed prior to establishment of the transitional home. The Comprehensive Plan designates this area for medium-density residential development.

Land uses bordering the site include the Faith for Living Outreach Center Church to the east, the Shoppes at Yorktown shopping center to the west and single-family residential developments to the north (Carver Place) and south (Acree Acres). The vacant parcel adjacent to the east side of the parcel is the subject of an active site plan approval for expansion of the noted church. Surrounding zoning includes R20 (Medium Density Single-family Residential) to the north and east and GB (General Business) to the south and west. The property is located within the Harwoods Mill Reservoir drainage area and is therefore subject to the Watershed Management and Protection Area overlay district provisions of the Zoning Ordinance.

2. According to information submitted by the applicant, the length of residency for patrons of the facility would range from three months to as long as two years. A 90-day case management program is established for each incoming resident. The facility would not operate as a short-term emergency shelter. In addition to a resident assistant, a facility director, case manager, office assistant, food service coordinator and volunteer relief workers would staff the facility on a daily basis. Child care, counseling, and vocational training services are an integral part of the facility's residential program. A detailed staff description and operational summary for the facility is attached.
3. In accordance with Zoning Ordinance regulations, a 35-foot transitional buffer is required along the west side of the property between the R20 and GB zoning districts. This buffer was established entirely on the adjacent shopping center property at the time of its construction. A 10-foot privacy fence was installed adjacent to the buffer pursuant to proffers adopted with the rezoning that established the shopping center use (Application No. ZM-188-95). The fencing would afford the proposed residential facility added screening from the commercial development. In addition, landscape yards would be required on the

subject parcel (10-foot side yards, 20-foot front yard), which would serve to further buffer the facility from the shopping center on the west side and the church building on the east side. Staff is recommending that evergreen trees and shrubs be included in the side landscape yards to facilitate screening from the abutting non-residential uses. Landscape screening along the front of the parking area would also be required, and can be included as part of the front landscape yard. A proposed approval condition addresses this issue.

4. The sketch plan submitted by the applicant indicates 24 parking spaces in two lots located at the front and rear of the building. Given the number of residents, staff (with overlapping shifts) and potential visitors that could be present at the facility at any one time, staff estimates normal daily parking needs would be approximately 15 spaces. Staff is recommending minimum parking at the rate of one space for each bedroom, two for visitors and one for each staff person during the largest shift. A proposed approval condition addresses this issue. There is an existing sidewalk across the entire frontage of the subject parcel that is linked to the adjacent shopping center parking lot. A proposed approval condition would require a connection from the facility to the sidewalk.
5. Staff does not believe the proposed transitional home would generate a significant amount of traffic on Goodwin Neck Road. The Institute of Transportation Engineers (ITE) Trip Generation manual (6th edition) does not contain trip generation figures for this type of use. However, staff estimates, based on the number of employees and residents as reported by the applicant, that the home would generate a maximum of 40 to 50 vehicle trips per day. The availability of various support services (most notably day care) on-site and the close proximity to commercial uses are among the factors contributing to the low trip generation.

RECOMMENDATION

Currently, there are no transitional homes in York County, and the proposed home would fulfill a need for residential facilities that are longer term than emergency shelters. The County Community Services Department has indicated their support for a facility that would enhance available services for homeless persons in the County. According to their FY04 County budget request, HomeBase of the Virginia Peninsula, Inc. (regional homeless/housing assistance agency) assisted with emergency shelter placement for 80 people (adults and children), and coordinated services (information requests, referrals, etc.) for a total of 165 people in York County during FY 2002.

Uses immediately adjacent to the subject parcel are non-residential (shopping center and church) and staff does not anticipate any adverse impacts on those uses. Although the subject parcel abuts three single family residential lots to the rear, the distance between the proposed use and these homes would be a minimum of 500 feet or more. The site's location adjacent to a shopping center and close proximity to other commercial and service uses along the Route 17 corridor would be advantageous for those residents who may not own a vehicle. Therefore, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval through the adoption of proposed Resolution No. PC03-27.

Attachments

- Zoning Map
- Sketch Plan
- Applicant's Justification Statement
- Proposed Resolution No. PC03-27

AMP